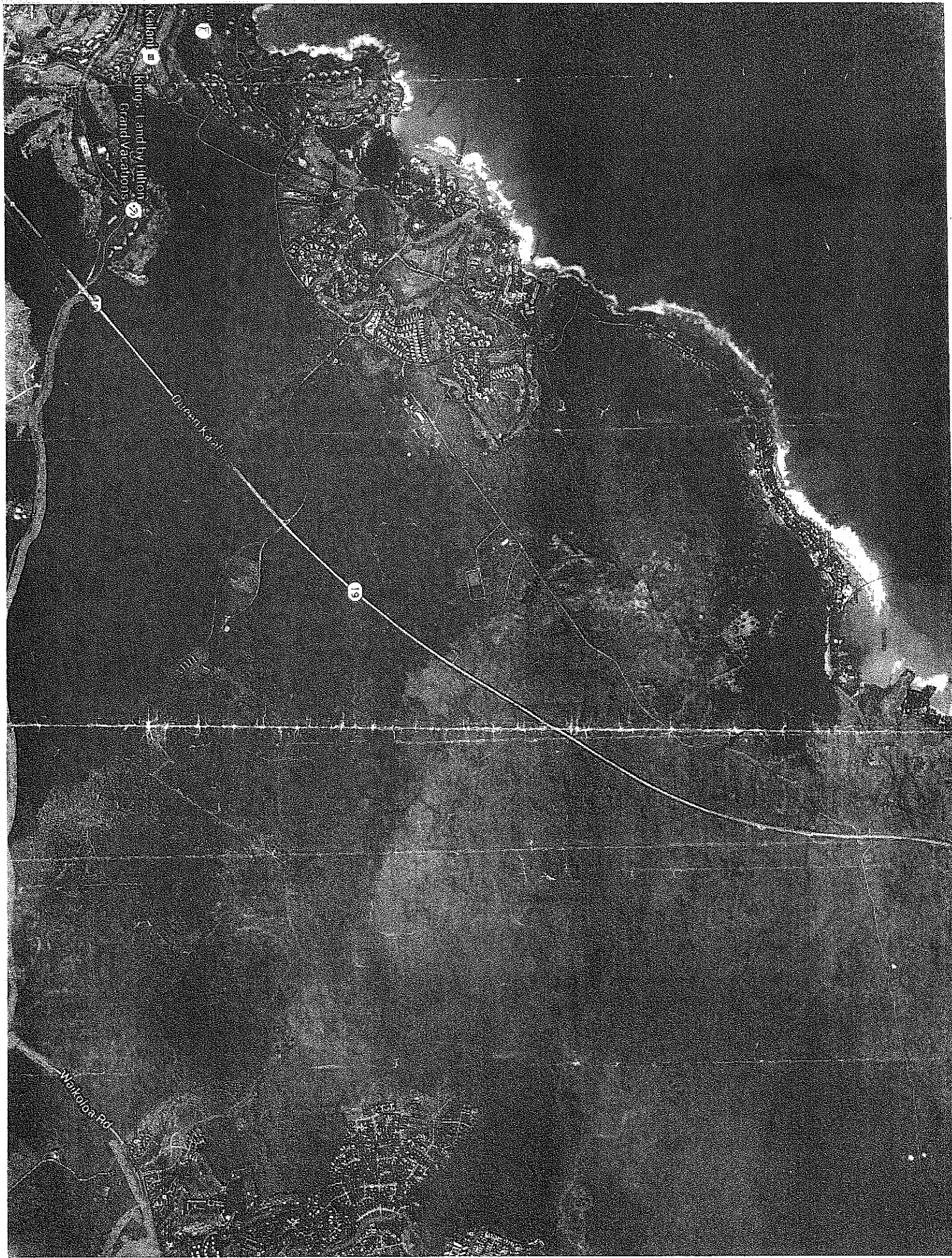


EXM 8



DK
Michigan

78-52601



1553 14.66c
com

Rieser Oswald

PLANNERS ARCHITECTS

Lot Layout - for - Hawaiian Riverbend LLC - Michael Mironyan Managing Member

Wiskolien, Island & Umanin of Hawaii's

Exh. 9

Kona Seaside Hotel

From: Michael Miroyan <mac8881@me.com>
Sent: Sunday, July 22, 2018 11:32 AM
To: Hawaii; Kona Seaside
Subject: Hawaii County Parcel Maps \$1.5m sale #57 inWV 4/2/18

Flag Status: Flagged

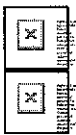
Print 10 please two pages each in color

http://qpublic9.qpublic.net/qpmap4/map.php?county=hi_hawaii&parcel=680020570000&extent=-17342901+2263533+-17340693+2264509&layers=parcels+roads+parcel_sales+streetnum

Hawaii County Parcel Maps

*Hawaii County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'parcels' data layer does not contain metes and bounds described accuracy therefore, please use caution when viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.

Controls



Reports

View as: [Google Earth](#) | [Bird's Eye](#) | [Google Maps & Street View](#)

PARCEL INFORMATION TABLE

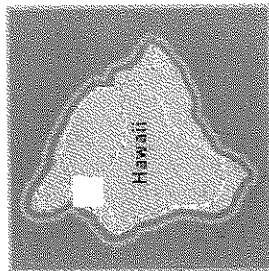
Selected Parcel	680020570000 (Click for Card)		
Property Class	5		
Acreage	11.707		
Physical Address			
Market Land Value	\$ 921,900		
Dedicated Use Value	\$ 0		
Land Exemption	\$ 0		
Net Taxable Land Value	\$ 921,900		
Assessed Building Value	\$ 0		
Building Exemption	\$ 0		
Net Taxable Building Value	\$ 0		
Total Taxable Value	\$ 921,900		
Improvements on Parcel	0		
Total Improvement Area (sq ft)	0		
Two most recent parcel sales			
Date	Price	Qual	Reason
04/24/2018	\$ 1,500,000		2
06/01/2017	\$ 55,000		2
Website last updated July 20, 2018 GIS Maps last updated May 09, 2018			

Sent from mmiphone

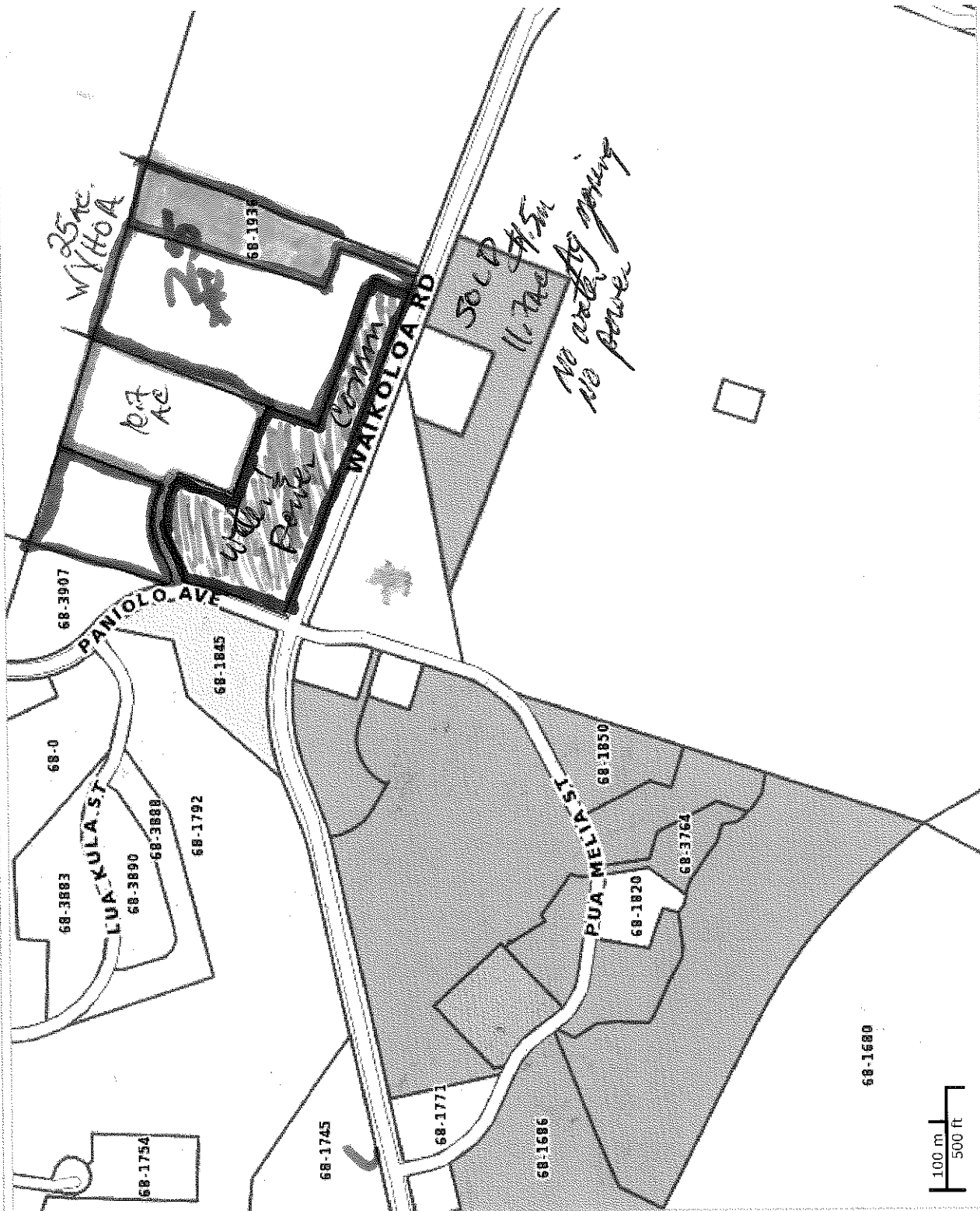
Controls

- Available Layers

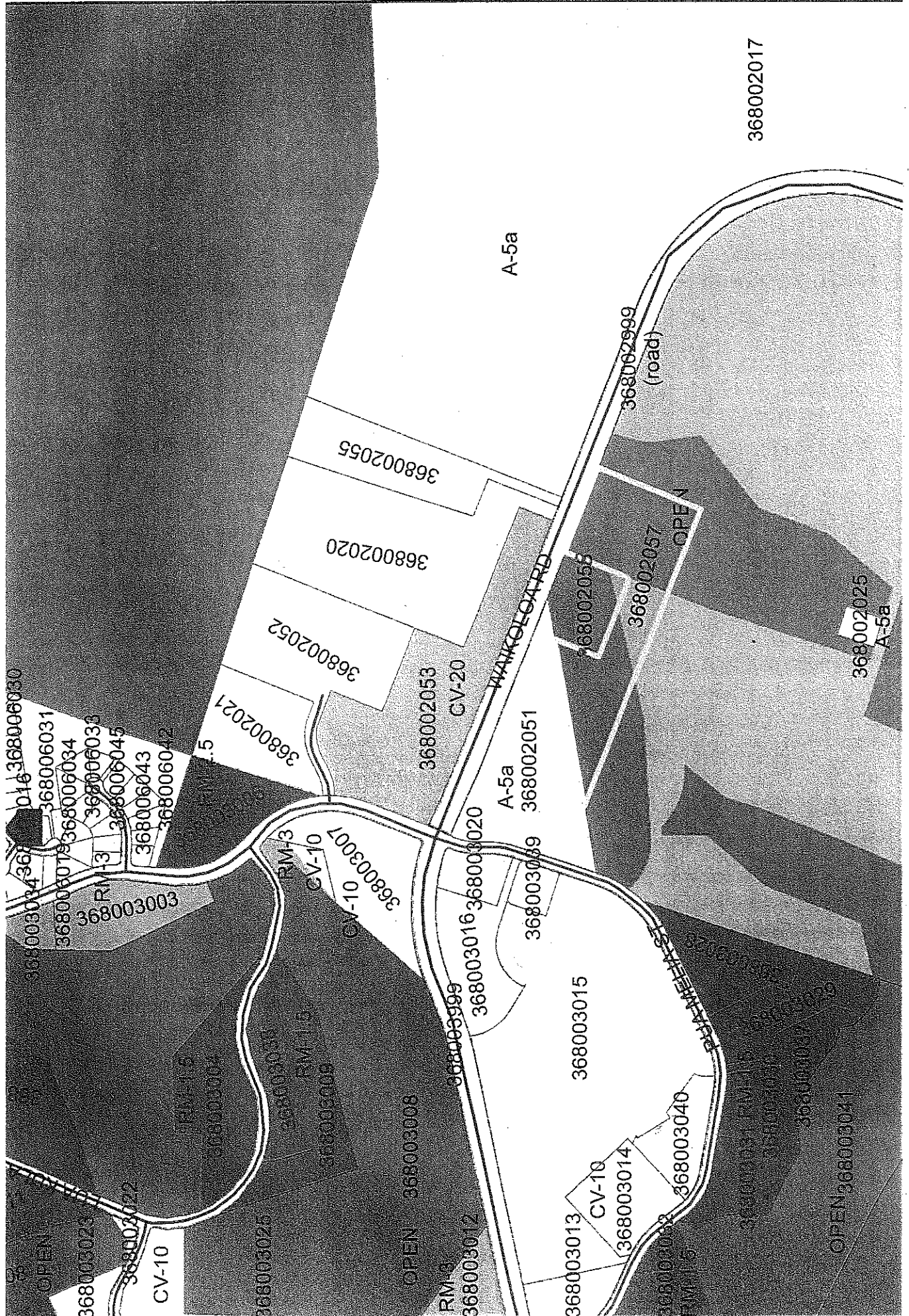
 - ☒ Parcels
 - ☐ Parcel Numbers
 - ☒ Address #
 - ☒ Yearly Sales
 - ☒ Roads
 - ☐ Schools
 - ☐ Lakes and Rivers
 - ☐ Street Map
 - ☐ Aerials



Show Scale



*Hawaii County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessors' taxroll The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'pa viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.



368003023
368003022
CV-10
368003025
RM-1.5
368003004
368003009
RM-1.5
368003003
RM-1.5
368006043
368006042
368006045
368006033
368006034
368006031
368006030

368002021
368002052
368002020
368002055
368002053
CV-20

368003012
RM-1.5
368003013
CV-10
368003014
368003040
RM-1.5
368003015
368003016
368003020
A-5a
368003039
368002051

A-5a

WAKOLOLO RD

368002999
(road)

368002056
368002057
OPEN

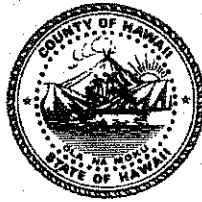
OPEN 368003041

368002025
A-5a

368002017

William P. Kenoi
Mayor

Naue



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

March 28, 2013

Mr. Sidney Fuke
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

State Land Use Boundary Amendment Application (SLU 12-000035)
Request: Agricultural to Urban
Change of Zone Application (REZ 12-000157)
Request: A-5a to CV-20
Applicant: Hawaiian Riverbend, LLC
Tax Map Key: 6-8-002:portion 021

For your information, we are attaching Ordinance No. 13 27, effective March 13, 2013, amending the State Land Use Boundaries Maps and Ordinance No. 13 28, effective March 13, 2013, amending the County Zoning Code, changing the district classification from Agricultural – Five Acres (A-5a) to Village Commercial – 20,000 square feet (CV-20) at Waikoloa, South Kohala, Hawai'i.

Sincerely,

BJ Leithead Todd
BJ LEITHEAD TODD
Planning Director

lhawaiianriverbend02syhf

Atts.

cc/att: Hawaiian Riverbend, LLC
Leeward Planning Commission
Plan Approval Section
DLNR – HPD
Real Property Tax Office
Land Use Commission (w/SLU Ord. 13 27)

- | | | | | | |
|-----|------|-----|-----|--------|--|
| 6. | 266° | 19' | 57" | 24.17 | feet along Lot 9-B; |
| | | | | | Thence, along the same on a curve to the left with a radius of 265.00 feet, the chord azimuth and distance being; |
| 7. | 254° | 55' | 34" | 104.81 | feet; |
| 8. | 243° | 31' | 12" | 102.13 | feet along the same; |
| | | | | | Thence, along the same on a curve to the right with a radius of 191.00 feet, the chord azimuth and distance being; |
| 9. | 267° | 37' | 40" | 156.03 | feet; |
| 10. | 291° | 44' | 07" | 164.63 | feet along the same; |
| 11. | 21° | 44' | 07" | 279.00 | feet along the same; |
| 12. | 291° | 44' | 07" | 447.84 | feet along the same; |
| 13. | 21° | 44' | 07" | 263.57 | feet along Lot 8, Waikoloa Development, File Plan 1172; |
| 14. | 291° | 44' | 07" | 755.00 | feet along the same; |
| 15. | 21° | 44' | 07" | 180.00 | feet along the same to the point of beginning and containing an area of 14.622 acres, more or less. |

All as shown on the map attached hereto, marked Exhibit "A" and by reference made a part hereof.

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval.

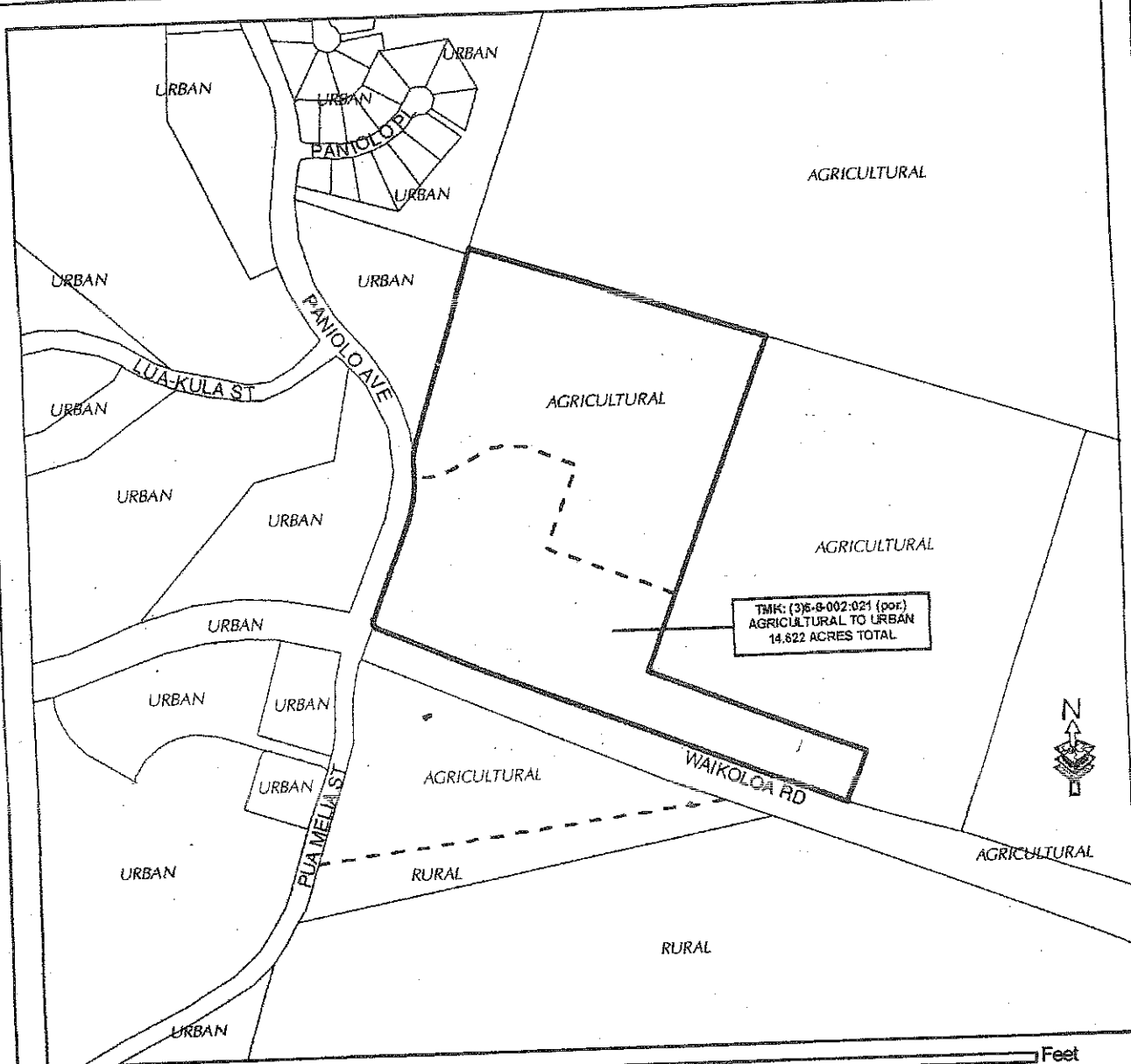
INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Kona, Hawai'i

Date of Introduction: February 6, 2013
Date of 1st Reading: February 6, 2013
Date of 2nd Reading: February 20, 2013
Effective Date: March 13, 2013

REFERENCE Comm. 66



AMENDING THE STATE LAND USE BOUNDARIES MAP
FOR THE COUNTY OF HAWAII, BY CHANGING THE DISTRICT CLASSIFICATION
FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT
AT WAIKOLOA, SOUTH KOHALA, HAWAII

MAP PREPARED BY:
COUNTY OF HAWAII, PLANNING DEPARTMENT

TMK: (3) 6-002:021 (por)

DATE: OCT 18, 2012

Hawdon Reed Bend, LLC
Map: 12-185

EXHIBIT "A"

OFFICE OF THE COUNTY CLERK
County of Hawai'i
Kona, Hawai'i

MAR 14 2013 2:57

Introduced By: Zendo Kern (B/R)
Date Introduced: February 6, 2013
First Reading: February 6, 2013
Published: N/A

REMARKS: _____

Second Reading: February 20, 2013
To Mayor: February 28, 2013
Returned: March 14, 2013
Effective: March 13, 2013
Published: March 21, 2013

REMARKS: _____

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Eoff	X			
Ford	X			
Ilagan	X			
Kanuha	X			
Kern	X			
Onishi	X			
Poindexter	X			
Wille	X			
Yoshimoto	X			
	9	0	0	0


ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Eoff	X			
Ford	X			
Ilagan	X			
Kanuha	X			
Kern	X			
Onishi	X			
Poindexter	X			
Wille	X			
Yoshimoto	X			
	9	0	0	0



I DO HEREBY CERTIFY that the foregoing BILL was adopted by the County Council published as indicated above.

APPROVED AS TO
FORM AND LEGALITY:

DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date MAR 11 2013

Approved/Disapproved this 13th day
of MARCH, 20 13

MAYOR, COUNTY OF HAWAII


COUNCIL CHAIRPERSON

COUNTY CLERK

Bill No.: 19
Reference: C-66/PC-10
Ord No.: 13 27

EXH. 10

Meloyan # 18-522601 CH 13

It is my understanding that filing the BK instantly freezes all assets of any kind. Including corporate interests. For example if you owned 1000 shares of IBM, or you owned the entire float. The clerk who files the BK papers is not an attorney and even if he thinks the entire case is fraudulent, he can't prevent you from filing it.

If somebody wants to claim some kind of fraudulent transfer, that is fine, but irrelevant. The BK court can rule on it when it comes up.

Fraudulent transfer means the illegal transfer of property with the intention to defraud the creditors. To constitute a fraudulent transfer their must be an intention to handicap the creditor from his just and lawful entitlements. Thus a fraudulent transfer arises in a creditor debtor relationship.

In a fraudulent transfer the property is put out of reach of the creditor so that a creditor is delayed from satisfying his debt. For example, when A transfers his property to B without relinquishing his/her ownership over the property with an intention to put the property out of reach of his/her creditor, then such transfer is called a fraudulent transfer.

A fraudulent transfer gives rise to a civil cause of action. The court can set aside a fraudulent transfer at the request of the defrauded creditor. Fraudulent transfer is also known as fraudulent conveyance.

My
In ~~your~~ case, it is the exact opposite of fraud. ~~You~~ transferred to ~~yourself~~ *myself*, not a third party. You did not do it to hide or conceal, but to be able to defend against others committing fraud against you. *And I did it for close to \$100 million in consideration.*
Given is wrong!! He guesses - playing fast & loose.

There was no mens rea. Meaning ~~your~~ intentions were obviously not to fraud anybody and hide it. Any action brought against you for fraudulent transfer would most likely have a very uphill battle, not to mention a possible beating by the judge for trying to deceive the court.

Since is reckless and wrong. They have the propensity to lie and have done so in this court. But they've done worse!

GOLDEN EAGLE INVESTMENTS, LLC

Michael Miroyan, President

PO Box 3181 • Saratoga, CA 95070 • (408) 497-2328 • miroyan@hotmail.com

Development Projects

2006 "New 58, LLC," adjoining property to Sperry Road Business Center, LLC, Owner: Michael Miroyan/GOLDEN EAGLE INVESTMENTS, LLC.

2006 "Sweet 140, LLC," adjoining property to Sperry Road Business Center, LLC, Owner: Michael Miroyan/GOLDEN EAGLE INVESTMENTS, LLC

2005 "WAIKOLOA MAUKA, LLC," MIROYAN HOLDS 20% OWNERSHIP OF 13,797 acres on the Big Island of Hawaii; Miroyan handled all facets of this \$60 million acquisition; 10 year plan will result in a \$2 billion asset;

2005 "M Ranch, LLC" 269 acre ranch in Stanislaus County, Patterson, CA, Michael Miroyan managing member. Owners: Michael Miroyan/GOLDEN EAGLE INVESTMENTS, LLC, et al. *Status: considering "water slide park" • planning stages only*

2004 "Sperry Road Business Center, LLC", Patterson, CA. Michael Miroyan managing member. Owner: Michael Miroyan/GOLDEN EAGLE INVESTMENTS, LLC 55%, Vitoil, 45%. 131 acres Light Industrial/Business Park. *Status: Successful in land dedication to Modesto Junior College, 30 acres for college site. 100 acres remaining of planned development; 63 acres commercial; 15 acres business park.*

2003-04 "Patterson Village, LLC", Tae Kai and Michael Miroyan managing members, Patterson, CA; Michael Miroyan/GOLDEN EAGLE INVESTMENTS, LLC owner, et al. 92 . *Status: proposed 85 units of affordable (condos/town homes) & single lot housing. Projected annexation and tentative map approval 2007.*

2003 "Altadena Lane, LLC," Michael Miroyan, member/owner. Location: 3973 + 3979 consists of 3 houses + 2 vacant lots on 5 lot subdivision. Now selling. *Status: 3 sold. Escrows Closing: Dec.2006 - Feb. 2007.*

2002-03 "Vitoil-Scottish Rite, LLC." 2455 Masonic Drive; 4.69 acres of high density, (walking distance from Valley Train Transit station), acquisition price: \$7.5 million. *Status: Approved project = 170 condos, Willow Glen, CA; Sold to: Vitoil Corp. Build out schedule 2007-2008.*

2002-03 "Vitoil-Bella Madiera, LLC". Acquisition price: \$1.1 million. 141 acre Ranch at Bella Madiera Drive. Owners: Vitoil Corp./Mike Miroyan/GOLDEN EAGLE INVESTMENTS, LLC; *Status: Projected approval of 3 lot cluster development December 2006. (This project is very similar and the land is contiguous to the 170 acre Rancho Higuera Estates, LLC).*

2001 "Story Lane, LLC". Two single-family residences at 10671 Story Lane, San Jose, CA. *Status: Sold out. Owner: Mike Miroyan/GOLDEN EAGLE INVESTMENTS, LLC 50%, et al.*

2001 "N. White Rd. Townhomes, LLC," 12 units at 242 and 246 N. White Rd., San Jose, CA. Owner; Mike Miroyan/GOLDEN EAGLE INVESTMENTS, LLC 64%, et al. *Status: Project was sold in June 2006.*

2001 "Bonita Condos, LLC," 31 units on Bonita Ave., San Jose, CA. *Status: sold out 2004-2005. Builder: Vitoil Corp.*

2000 "Rancho Higuera Estates, LLC," 170 acre Ranch, East Foothills, acquisition price: \$1 million. Owners: Greg Blackwell, 38.5%, Tim Blackwell, 38.5%, Mike Miroyan/GOLDEN EAGLE INVESTMENTS, LLC 23%. *Status: Phase 1: 37 acre one time lot split completed and approved by the County of Santa Clara Board of Supervisors, September 2004. Phase 2: Remaining 133 acres to be cluster development; projected date 4 additional lots: spring 2007.*

2000 "Alum Rock Hideaway, LLC," 2 acres on Alum Rock Ave. 95 condos with underground parking and commercial frontage on Alum Rock Ave. *Status: construction scheduled for 2007. Sold to Greg Blackwell, Inc.*

1999 Northrup Ave., Willow Glen, San Jose, CA; 14 Town homes on $\frac{3}{4}$ acre; under construction 2005. *Status: sold out. Sold to Greg Blackwell, Inc.*

1998-99 "Trinity Park, LLC," First St., San Jose, CA, is a subdivision of 59 single-family homes; \$23 million Blackwell construction loan with Denise Van Houten at Heritage Bank. *Status: 59 homes sold out. Miroyan Development Deal; Greg Blackwell, Inc., General Contractor.*

Exh 11

Attached hereto as **Exhibit 1**, is Final Seller's Settlement Statement provided to Commissioner upon closing of transaction by Old Republic Title & Escrow of Hawaii. No funds were received and/or taken possession by Commissioner as part of this matter other than those Court-approved fees and costs awarded to Commissioner.

Dated: Kailua-Kona, Hawai'i, September 3, 2018.

SCHLUETER, KWIAT & KENNEDY LLP

/s/ Michael H. Schluter

MICHAEL H. SCHLUETER
Court Appointed Commissioner



OLD REPUBLIC TITLE & ESCROW OF HAWAII

85-1279 Kawaihae Road, Suite 110 • Kamuela HI • 96743 • (808) 887-0717 • FAX (808) 748-4090

Schlueter, Kiwiatt & Kennedy LLLP
75-167 Kalani Street Suite 201
Kailua Kona, HI 96740

Date: August 30, 2018
Escrow No.: 6826000451-TH
Escrow Officer: Tierra Hookano
Settlement Date: August 31, 2018

Property: Lot 9-B Waikoloa Development, Waikoloa, HI 96738

Final Seller's Settlement Statement

Item	Debits	Credits
Sales Price		178,789.62
Loan payoff to (\$109,304.66)		
Current Principal	109,304.66	
Expenses of Sale to Michael H. Schleuter, Commissioner	1,887.12	
Fees- Services as Commissioner to Michael H. Schleuter, Commissioner	5,127.50	
Attorney Fees - Plaintiff Reimbursement	33,696.24	
Real Estate Taxes to Director of Finance, County of Hawaii ((3) 6-8-002-052-0000)	30,285.94	
All 2015-2018	30,285.94	
Prorate R.E. Taxes, 08/31/18 to 01/01/19, 120 days @ \$12.5987		1,511.84
Due To Seller	0.00	
Total	180,301.46	180,301.46

This property is under appeal.
It is worth \$1.7 million and it
was taken from Muroyan for \$180,000
Due to Seller \$0²⁰

Missing \$1.5m stolen from senior citizen
M Muroyan

If the stay is lifted
the cheaters win & Muroyan
dies.... unnecessarily -
I pray NO! Please NO!
Ching

recorded on 8/31/18

TH/th
Seller's Settlement Statement

w/owner's title ins.

August 30, 2018 9:41 AM

EXHIBIT

CERTIFICATE OF SERVICE

I hereby certify that an unfiled copy of the foregoing document was served upon the below by way of regular U.S. Mail:

- 1) Stephen D. Whittaker, Esq.
Attorney at Law
P.O. Box 964
Kailua-Kona, HI 96745-0964
Attorney for Plaintiff
CORY TEREICK
- 2) Hawaiian Riverbend, LLC
c/o Michael Haroutun Miroyan
P.O. Box 3181
Saratoga, CA 95070
DEFENDANT
- 3) Paul J. Sulla, Jr., Esq.
Attorney at Law
P.O. Box 5258
Hilo, HI 96720

On: Kailua-Kona, Hawai'i, September 3, 2018.

SCHLUETER, KWIAT & KENNEDY LLP

/s/ Michael H. Schlueter

MICHAEL H. SCHLUETER
Court-Appointed Commissioner

exn 12

2-22-19

Lord - hear my plea
Look down upon the needs
of thy servants & I demand
you heavily bless these clerks
and Judge Hammond & everyone
in this office who stayed late
for me, your contemptible worm
I ask you bless them heavily
all of them w/ wisdom, grace
& enlightenment In Jesus Name
I do pray you
Amen
M